PARAGON

TO LEF Refurbished Office Accommodation 5,340-19,057 sq ft (496.10-1,770.45 sq m)

3 PARAGON • REDHALL CRESCENT • WAKEFIELD • WEST YORKSHIRE • WF1 2DF



DESCRIPTION

3 Paragon provides recently refurbished, contemporary office accommodation, accessed via a fully glazed, double height reception. The available suites are on the ground and part first floor and benefit from a modern specification with great natural light. The predominately open plan suites also benefit from glazed meeting rooms on both ground and first floors. The specification of the building and vacant suites benefit from:

- On-site security
- Open plan floor plates
- Recently refurbished
- Male, female and disabled WC's facilities
- Air conditioning
- Raised access floors
- LED + LG7 lighting
- Passenger lift x2
- 24 hour secure access
- 72 car parking spaces (1: 262 sq ft)
- Shower facilities
- Secure Cycle Storage

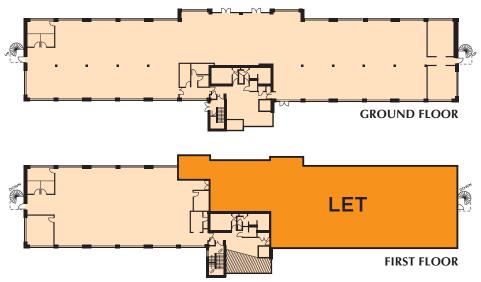








INDICATIVE FLOOR PLANS



ACCOMMODATION

| FLOOR | Sq Ft NIA | Sq M NIA | ACCOMMODATION TYPE |
|------------|--------------|-------------|-----------------------|
| Ground | 13,717 | 1,274.35 | Offices |
| Part First | 5,340 | 496.10 | Offices |
| TOTAL | 19,057 | 1,770.45 | |

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.





LOCATION

3 Paragon is located a short distance from Junction 41 of the M1 Motorway, and approximately 1 mile from Wakefield City Centre. The property is well connected by public transport facilities and benefits from a range of amenities within a few minutes walk:

- Aldi McDonald's Costa Coffee Starbucks
- Greggs Subway Poundland

TERMS AVAILABLE

To Let on a new lease for a term of years to be agreed, made on full repairing and insuring terms. Terms are available on request.









VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

Ross Firth 0113 887 6706 RCFirth@lsh.co.uk

Matthew Procter 0113 887 6708

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Important Notice: Lambert Smith Hampton give notice to anyone who may read these particulars as follows: I.These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon be balance balance by the second seco in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. Designed and produced by www.thedesignexchange.co.uk Tel: 01943 604500. September 2022.



LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

EPC

The property has an EPC rating of D (85). The full certificate is available upon request.

Lambert Smith Hampton